



October 5, 2006

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, October 5, 2006, at 4 p.m., in Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Karen Alexander, George Busby, Phil Conrad, Steve Fisher, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Johnny Safrit, Vic Wallace, and Diane Young.

Absent – Jake Alexander, Bill Burgin (Co-chair), John Casey, Jeff Smith, Bill Wagoner, and Dee Dee Wright

Staff Present – Janet Gapen, Patrick Kennerly, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Patrick Ritchie

The meeting was called to order with Mark Lewis, Co-chair, presiding. The minutes of the September 13, 2006, meeting were accepted with one amendment.

The secretary submitted an attendance record for the past three years. Joe Morris will send members of this committee a memo to encourage attendance in the future.

HOUSEKEEPING

There was a public forum Monday, September 18, 2006, in the Council Chamber to review the map conversions. Eight non-staff residents came to the meeting; Joe Morris gave a report on the forum. The committee realizes some properties will not be a direct conversion so they need to take a second look. Janet Gapen has mapped out those properties that are not direct conversions. This will be addressed again at the October 11 meeting.

Staff has discussed notifications with the Council of Governments.

Chapter 4-Infill Standards are not yet finalized.

Joe Morris provided an updated (expanded) schedule.

CHAPTER SUMMARIES

The subject of cross-referencing was discussed. Preston suggested caution be used so future amendments to the code do not create a mess in maintenance. Flow charts and standardized applications should help.

The term “Conditional District” was discussed again. Alternate terms suggested were “Flexible Design District” and “Specific Development District.” Staff still suggests not changing the name since it is a recognized planning term that is supported statutorily. Six committee members raised their hand saying that they were comfortable with the term “Conditional District” (CD). Preston will add to exceptions.

Joe Morris offered the following language:

Under 5.4 General Building Design Requirements:

A. All Buildings to Face on a Street or Public Space:

All buildings, except for buildings in the LI, HI and IC Districts, shall front on a public street or public space. Such buildings shall include a principal building entrance and architectural front. In the case of campus-style development, building orientation may vary. Street walls, being described as ground floor building facades visible from the public street, shall not be architecturally unarticulated, or blank, with expanses lacking transparent windows and doors in excess of 20 feet in length. With the provision of alley access, buildings may front upon a public space with public street access and shall be of sufficient design to allow for the provision of emergency services.

Under definitions:

Campus-style development: A development that includes a group of related and architecturally compatible buildings with ancillary parking, open spaces, buffers and other site features that, for purposes of cohesive site design and efficient use of land, may assume a variety of building forms, styles and arrangements. Campus-style developments shall generally be planned, developed, and managed as an operating unit related in its location, size and land use functions.

The staff committee will finalize 5.4a and bring to the LDOC. Staff will look at the definition of religious institution and amend. Preston will have wording for live/work units at the next meeting. Several items were put off for discussion at the next meeting so others may hear the discussion.

Rodney Queen showed examples of housing styles that the market supports. Dan Mikkelson said that the new ordinance would support the designs he presented under a Conditional District. Staff and Mark Lewis said that the comprehensive plan requires that structures interact with the public realm.

The next LDOC full-committee meeting will be Wednesday, October 11, 2006, at 4 p.m. in the Plaza Seminar Room located at 100 W. Innes Street on the second floor.

The meeting was adjourned at 6:00 p.m.